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***This is not an advertisement.***

**Miami-Dade County, Florida**

**RFP No. TBD**

**PROPERTY LEASE FOR LAND PARCEL LOCATED AT NW 186 STREET AND  
NW 78 AVENUE**

**2.1 Background**

Miami-Dade County, hereinafter referred to as the County, as represented by the Miami-Dade County Real Estate Department, is soliciting proposals for the rental of an approximate 2,900 square foot parcel of land located at NW 186 Street and NW 78 Avenue in Miami, Florida.

The subject parcel is located on the south side of N.W. 186 Street (Miami Gardens Drive) and to the east of N.W. 78 Avenue, in an unincorporated area of Miami-Dade County, Florida. N.W. 186 Street is an East, West 4 lane thoroughfare that links to I-75 on the West and Florida's Turnpike and I-95 on the East. Located approximately one and a half miles from I-75, the subject property has ready access to most sectors of the metropolitan area.

**2.2 Assessment and Taxes**

The parcel is currently taxed and assessed as part of a larger 29-acre parent tract, whose address is 7750 N.W. 186 Street, Miami, Florida. The 2014 tax assessed value on the parent tract, inclusive of land value and building value, is \$2,714,781, or \$2.15 per square foot. The land value, comprising the parent tract, is tax assessed for \$2,618,192, or \$2.07 per square foot.

**2.3 Ownership**

Title to the subject property is held in the name of Miami-Dade County, Enterprise Technology Services for many years. As a tax exempt political subdivision, Miami-Dade County pays no real estate taxes.

**2.4 Site Description**

The subject parcel is T-shaped and fronts on the south side of N.W. 186 Street, with a depth of 65 feet and contains approximately 2,900 square feet. This parcel is the northwesterly portion of the 29-acre parent tract, fronting on N.W. 186 Street. Street access to the subject parcel is available via a driveway on the south side of N.W. 186 Street. The small size of the subject property and its configuration may not fairly reflect the true value of the property because it has street exposure and visibility; the subject property is level and close to street grade. Public utilities available to the subject property include telephone, electricity, gas, public water and sewer. There are improvements on the subject property inclusive of a concrete driveway and six concrete pads for a telecommunications hut and related equipment. These improvements were constructed on the site by the recent lessee.

**2.5 Legal Description:**

10 52 40 29.041 AC M/L

100 FT WIDE STRIP THRU W1/2 &

NE1/4 FOR DADE CO CANAL R/W

& TR A OF PB 82-49 LESS

S198FT OF N253FT OF E 200FT

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## **2.6 Zoning and Planning**

The subject parcel, and the parent tract, are zoned RU-1, which is Single Family Residential District, by Miami-Dade County. This designation allows single family residences, non-commercial boat piers or slips, recreation facilities and group homes. The County's CDMP designates the subject parcel and the parent tract, as Low Density Residential.

Important building stipulations of the RU-1 zoning include, but are not limited to the following:

Maximum Lot Area: 7,500 Square Feet (5,000 square feet in old subdivision)

Maximum Lot Width: 75 feet (50 feet in old subdivision)

Maximum Building Height: 2 stories or 35 feet

Lot Coverage: 35 percent

Maximum Building Size: 8,500 cubic feet

Maximum Setbacks:

Front: 25 feet

Rear: 25 feet

Side: 5-15 feet

Minimum Off Street Parking: Two spaces

Due to the size of the subject parcel and in light of the aforementioned zoning requirements, the subject parcel does not meet the RU-1 development restrictions. Further, the subject parcel is not being considered as part of the parent tract for this proposal. Therefore, in and of itself, the current commercial use of the site remains the obvious option for telecommunication use.

## **2.7 Improvements and Use**

The use of the subject parcel is currently limited to a telecommunications substation which has been constructed by the recent lessee. There are improvements that have been made on the subject property also, inclusive of a concrete driveway and six concrete pads for a telecommunications hut, and related equipment.

## **2.8 Miscellaneous**

The County anticipates that it will receive leasing proposals, which will contain information inclusive of but not limited to the following:

Tenant;

Address for Notices;

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Initial Term;

Termination Date;

Renewal Option Period(s)

Cancellation;

Escalations;

Triple Net Lease;

Basic Rent;

Indemnification;

Insurance;

Non-Discrimination;

DRAFT